

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Sacramento

State: CA

PJ's Total HOME Allocation Received: \$48,151,709

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 92			
<u>Program Progress:</u>							
% of Funds Committed	100.00 %	94.82 %	1	94.94 %	100		100
% of Funds Disbursed	98.34 %	83.49 %	4	84.35 %	97		97
Leveraging Ratio for Rental Activities	11.88	5.69	1	4.59	100		100
% of Completed Rental Disbursements to All Rental Commitments***	81.90 %	73.69 %	38	81.38 %	30		27
% of Completed CHDO Disbursements to All CHDO Reservations***	68.64 %	60.98 %	35	68.05 %	43		43
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	88.47 %	78.15 %	28	79.65 %	71		65
% of 0-30% AMI Renters to All Renters***	60.41 %	41.60 %	16	44.76 %	82		78
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	98.97 %	91.58 %	24	94.31 %	59		55
<u>Overall Ranking:</u>				In State:	11 / 92	Nationally:	79 79
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$47,133	\$32,063		\$25,245	581 Units		26.50 %
Homebuyer Unit	\$5,475	\$19,349		\$14,395	1,551 Units		70.80 %
Homeowner-Rehab Unit	\$30,681	\$26,200		\$20,186	58 Units		2.60 %
TBRA Unit	\$0	\$2,753		\$3,142	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Sacramento CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$136,706	\$102,390	\$34,625
State:*	\$122,779	\$107,438	\$26,987
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.11

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	43.5	22.8	46.6	0.0
Black/African American:	24.9	15.5	34.5	0.0
Asian:	4.5	1.9	0.0	0.0
American Indian/Alaska Native:	2.4	0.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.6	0.0	0.0
American Indian/Alaska Native and White:	0.2	0.1	0.0	0.0
Asian and White:	0.0	0.3	0.0	0.0
Black/African American and White:	0.7	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.3	0.0	0.0	0.0
Other Multi Racial:	4.5	0.5	0.0	0.0
Asian/Pacific Islander:	5.4	11.4	0.0	0.0

ETHNICITY:

Hispanic	13.6	46.0	19.0	0.0
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HOUSEHOLD SIZE:

1 Person:	52.9	15.2	63.8	0.0
2 Persons:	19.0	16.6	20.7	0.0
3 Persons:	9.2	20.4	8.6	0.0
4 Persons:	9.9	21.8	1.7	0.0
5 Persons:	5.7	11.6	1.7	0.0
6 Persons:	2.1	7.4	3.4	0.0
7 Persons:	0.7	3.2	0.0	0.0
8 or more Persons:	0.5	3.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	47.5	16.5	25.9	0.0
Elderly:	12.7	1.6	55.2	0.0
Related/Single Parent:	22.1	26.3	13.8	0.0
Related/Two Parent:	12.0	43.8	5.2	0.0
Other:	5.7	11.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.0	0.2 [#]
HOME TBRA:	3.1	
Other:	2.1	
No Assistance:	79.8	

of Section 504 Compliant Units / Completed Units Since 2001 170

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

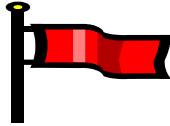
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Sacramento State: CA Group Rank: 79
 State Rank: 11 / 92 PJs (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 79
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	81.9	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	68.64	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.47	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.97	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	4.14	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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